

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51182
Petitioner: RCI ORCHARD FALLS LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 2075-21-2-15-009+1

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$21,100,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 17th day of December 2009.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Melissa Nord

Melissa Nord

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 51182

STIPULATION (As To Tax Year 2008 Actual Value)

RCI ORCHARD FALLS LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2008 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 7800 E. Orchard Rd., County Schedule Number 2075-21-2-15-009+1

A brief narrative as to why the reduction was made: Analyzed market and income information.

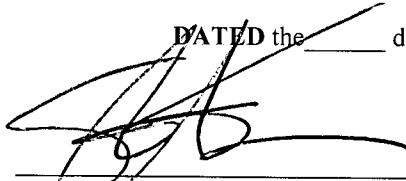
The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

SEE ATTACHED

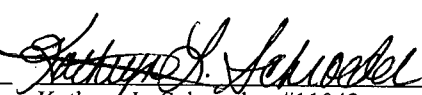
The valuation, as established above, shall be binding only with respect to the tax year 2008.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

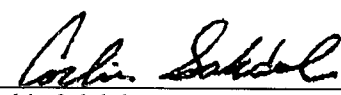
DATED the _____ day of _____ 2009.



Steve E. Evans
The E. Company
P.O Box 1750
Castle Rock, CO 80104



Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4639



Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4600

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2075-21-2-15-009

Original Value

Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

New Value

Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

2075-25-1-06-005

Original Value

Land	\$18,489,010
Improvements	\$0
<u>Total</u>	<u>\$18,489,010</u>

New Value

Land	\$16,922,416
Improvements	\$0
<u>Total</u>	<u>\$16,922,416</u>

Old Total \$22,666,594

New Total \$21,100,000

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STATE OF CALIFORNIA